



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: October 19, 2016 - Wednesday

Time: 9:05 a.m.

Present:

Commissioners Shell, Smith, Louie, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Ms. Jill M. Jones, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Smith – That the agenda for October 19, 2016 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Alexanian reported that at yesterday's Board of Supervisors meeting, the Board instructed the Director of Public Works to establish a steering committee comprised of regional agencies, city leaders, nonprofit and community groups and interested stakeholders to update the Los Angeles River Master Plan (LARMP) for the 51-mile Los Angeles River system; establish a working group of County Departments including, Health Services, Public Health, Parks and Recreation and Regional Planning, to

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DIRECTOR/DEPUTY DIRECTOR (Cont.)

coordinate County input on the Updated Los Angeles River Master Plan. Mr. Alexanian stated that a report is due back to the Board on a quarterly basis on its progress in updating the LARMP.

In addition, the Board adopted a resolution finding that the County General Plan supports principles of compact development as required by the California Environmental Quality Act for unincorporated urban areas to be eligible for streamlining opportunities for affordable housing developments.

PUBLIC HEARINGS

Land Divisions

Project Approved

5. (Continued from 08/17/16). Project No. 02-201-(3). Applicant: James Rasmussen. Along Liberty Canyon at Park Vista Road. The Malibu Zoned District. a. Modification / Elimination of Conditions. Conditional Use Permit No. RPPL2016002885. To authorize modification of a condition of approval of previously approved CUP CP02-201 to allow retroactive authorization for 2,544 cubic yards of import grading in the A-1-5 (Light Agricultural - Five Acres Minimum Required Lot Area) Zone pursuant to County Code Section 22.24.100. b. Environmental Assessment No. 201500175. To consider an Addendum to a previously certified and adopted Mitigated Negative Declaration with impacts to geotechnical, flood, water quality, biota, cultural resources, visual qualities, utilities, education and utilities/sewage disposal reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

Mr. Jones presented the staff report and stated that the applicant met with the community and addressed their concerns. Testimony followed from James Rasmussen and Steven Hunter the applicant's representatives in favor of the project. There being no members of the public present for opposition, no rebuttal was required.

Commissioner Shell raised concerns that prior illegal importation of 2,544 cubic yards was a direct violation of the Conditional Use Permit and a negotiated mitigation was carefully placed by the former Commissioners to build split level homes.

To clarify the timing of the dedication of open space in connection with the project, the Commission found that the dedication of open space Lot No. 9 to a public agency to the satisfaction of Regional Planning should occur in connection with the authorization of the retroactive grading authorization request.

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PUBLIC HEARINGS (Cont.)

Land Divisions

The Commission found that the sum of \$10,000 should be donated to the Mountains Recreation and Conservation Authority to aid in donated open space Lot No. 9 and wildlife corridor maintenance in response to community concerns.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission close the public hearing and having considered the Addendum along with the Mitigated Negative Declaration for the project, approve the Addendum Environmental Assessment No. RENV201500175 to the Adopted Mitigated Negative Declaration.

Motion/second by Commissioners Modugno/Pedersen - That the Regional Planning Commission approve Project No. 02-201-(3), Conditional Use Permit Modification No. RPPL2016002885 with findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, November 2, 2016.

Project Approved

6. **Project No. 2016-000014-(5). Tentative Parcel Map No. 074016. Applicant: Linda Yu Luong. 5228 Myrtus Avenue. South Arcadia Zoned District. To create two (2) single-family residential parcels on 0.27 net acres in the A-1 (Light Agricultural) Zone. The project is Categorically Exempt Class 15 – Minor Land Divisions pursuant to CEQA reporting requirements.**

Mr. Montgomery presented the staff report followed by Shawn Yu, the applicant's representative in favor of the project. There being no members of the public present for opposition no rebuttal was required

Commission Smith inquired if the current tenants of the current residential structure will be given appropriate legal notice prior to the structures demolition. County Counsel stated that a condition will be added as follows: Prior to final map approval, the existing dwelling units and accessory structures on the project site shall be demolished. The permittee shall obtain appropriate demolition permits from the Department of Public Works Building and Safety Division and shall give any tenants the appropriate notice required by the California Civil Code.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt from the reporting requirements of CEQA and approve Tentative Parcel Map No. 074016 with findings and conditions of approval and modification as stated above.

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PUBLIC HEARINGS (Cont.)

Land Divisions

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, November 2, 2016.

Zoning Permits - North Section

Project Approved

7. **Project No. R2015-01529-(4). Applicant: Hacienda Heights Car Wash, LLC. 15734 Gale Avenue, Hacienda Heights (APN: 8218-022-002). Hacienda Heights Zoned District. a. Zone Change No. 201500009. To consider a change in the current zoning of the subject property from the C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial – Development Program) Zone. b. Conditional Use Permit No. 201500062. To authorize a development program that includes the demolition of the existing car wash as well as the construction, operation, and maintenance of a new automatic car wash facility. c. Environmental Assessment No. 201500110. To consider a Negative Declaration, as the project will not have a significant effect on the environment, pursuant to CEQA requirements.**

Ms. Kulczycki presented the staff report and stated that there is an existing car wash on the subject property, but it is in disrepair and includes old technology. The new car wash will provide a cleaner, updated site with new landscaping. Additionally, the new car wash will utilize new technologies that include energy and water-efficient systems.

Ms. Kulczycki stated that the development program will restrict the use of the site to only an automatic car wash; any other use proposed in the C-3-DP zone will require a separate Conditional Use Permit (CUP) and environmental review. Testimony was followed by David Zohn and Rafael Shpelfogel in support of the project. No members of the public were present for opposition no rebuttal was required.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and adopt the Negative Declaration pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission approve Conditional Use Permit No. 201500062 and Development Program and recommend approval of Zone Change No. 201500009 with findings and conditions. At the direction of the Chair, the item passed unanimously.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

Project Approved

8. **Project No. R2014-01628-(4). Applicant: San Diego Yacht Club. White's Landing. Santa Catalina Island Zoned District. a. Coastal Development Permit No. 201400004. To authorize the construction and replacement of structures for an existing permitted recreational yacht club. The project consists of the addition of three visitor cabins and one beachmaster cabin for seasonal use, a trash/recycling enclosure, and an above-ground greywater tank for irrigation of landscaped areas in the C/SF (Organized Camps and Special Facilities) Zone of the Santa Catalina Island Specific Plan pursuant to County Code Section 22.46.400 and 22.46.430. b. Significant Ecological Area - Conditional Use Permit No. 201400066. To authorize construction activities on a parcel with a designated Significant Ecological Area in the OS/C Zone pursuant to County Code Section 22.56.215. c. Environmental Assessment No. 201400127. To consider a Mitigated Negative Declaration with potential impacts to biological and cultural resources reduced to less than significant impact with the implementation of mitigation measures pursuant to CEQA reporting requirements.**

Ms. Arakelian presented the staff report followed by Joe Holasek the applicant's representative in favor of the project. There being no members of the public in opposition no rebuttal was required.

Commissioner Pedersen requested further information on the estimated water usage as a result of the proposed improvements, in which the applicant responded that SCE is pleased to continue to provide fresh water service at the current level of usage. If any increased demand for fresh water beyond the preexisting amount will require an additional fresh water allocation.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration along with the required Findings of Fact and adopt the Mitigation Monitoring and Reporting Program pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission approve Coastal Development Permit No. 201400004 and Significant Ecological Area Conditional Use Permit No. 201400066 with findings and conditions.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, November 2, 2016.

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PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

Commission

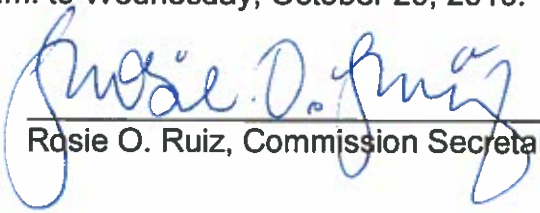
Request to cancel the Wednesday, November 2, 2016, regular meeting of the Regional Planning Commission.

Motion/second by Commissioners Modugno/Pedersen - That the Regional Planning Commission cancel the Wednesday, November 2, 2016 meeting from the Approved Meeting Schedule. At the direction of the Chair, the item passed unanimously.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:10 a.m. to Wednesday, October 26, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Laura Shell, Chair



Sorin Alexanian, Deputy Director
Current Planning Division